

EXHIBIT 1

LEGAL DESCRIPTION OF VACATION OF SEVENTH STREET

All that part of Seventh Street adjacent to and abutting Blocks 22 and 24, HIGHLAND PARK ADDITION TO DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota and adjacent to and abutting Lots 3, 4, 5 and 6 of Block 26 and Block 35, EAST LAWN DIVISION OF DULUTH according to the recorded plat thereof, St. Louis County, Minnesota described as follows:

Beginning at the South most corner of Block 24, said HIGHLAND PARK ADDITION TO DULUTH; thence on an assumed bearing of North 41 degrees 39 minutes 55 seconds East, along the Southeasterly line of said Block 24 and along the Southeasterly line of Block 26, said EAST LAWN DIVISION OF DULUTH 400.00 feet to the East most corner of Lot 6, said Block 26; thence South 48 degrees 20 minutes 05 seconds East, along the Northwesterly extension of the Northeasterly line of Block 35, said EAST LAWN DIVISION OF DULUTH, across said Seventh Street 71.00 feet; thence Northwesterly, Westerly and Southwesterly 7.85 feet, along the Northeasterly and Northwesterly lines of said Block 35, along a tangential curve, concave to the South, having a radius of 5.00 feet and a delta angle of 90 degrees 00 minutes 00 seconds; thence South 41 degrees 39 minutes 55 seconds West, along the Northwesterly line of said Block 35 and along the Northwesterly line of Block 22, said HIGHLAND PARK ADDITION TO DULUTH 395.00 feet to the West most corner of said Block 22; thence North 48 degrees 20 minutes 05 seconds West, along the Northwesterly extension of the Southwesterly line of said Block 22 across said Seventh Street for a distance of 66.00 feet to the point of beginning.

Said parcel contains 26,448 square feet or 0.61 acres.

SURVEYOR'S NOTES

1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES NOT PROVIDED TO THE SURVEYOR AS OF THE DATE OF THE SURVEY.
2. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
3. THIS IS NOT A BOUNDARY SURVEY.

Approved by the City Engineer of the
City of Duluth, MN this 8 day
of Sept 20 21

By [Signature]

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

David R. Evanson
David R. Evanson
MN License #49505

DATE:08-23-2021

RIGHT OF WAY VACATION EXHIBIT

CLIENT:HANFT FRIDE
C/O TERRI CROSSMON
ADDRESS:EAST 7TH STREET
DULUTH, MN 55803

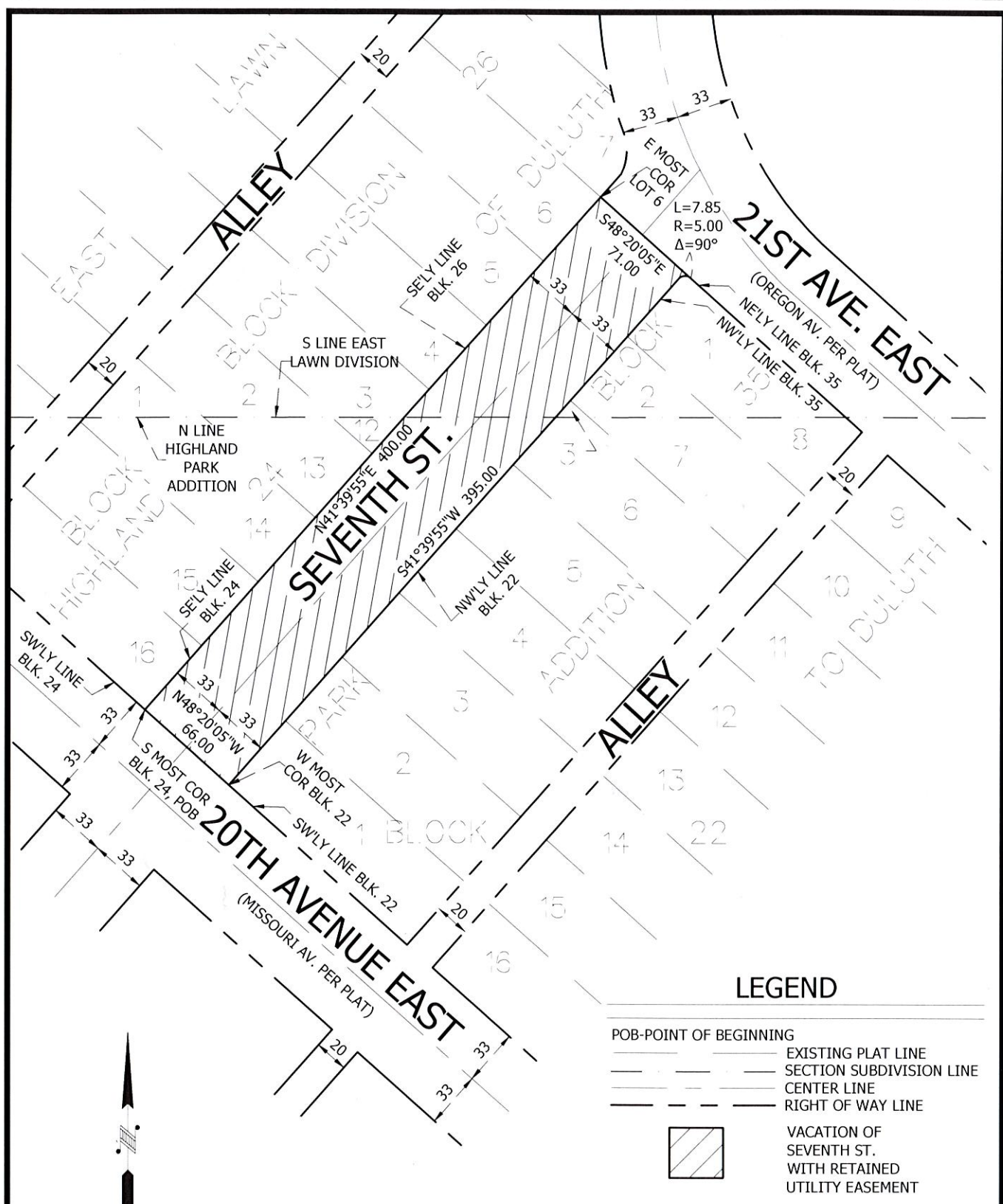
DATE:08-23-2021

REVISIONS:

JOB NO:21-281 SHEET 1 OF 2

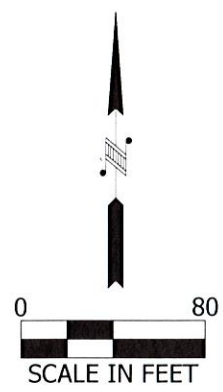
**ALTA**
LAND SURVEY COMPANY

PHONE: 218-727-5211
LICENSED IN MN & WI
WWW.ALTAANDSURVEYDULUTH.COM



LEGEND

- POB-POINT OF BEGINNING
- EXISTING PLAT LINE
- SECTION SUBDIVISION LINE
- CENTER LINE
- RIGHT OF WAY LINE
- VACATION OF SEVENTH ST. WITH RETAINED UTILITY EASEMENT



RIGHT OF WAY VACATION EXHIBIT

CLIENT: HANFT FRIDE C/O TERRI CROSSMON ADDRESS: EAST 7TH STREET DULUTH, MN 55803 DATE: 08-23-2021	REVISIONS: JOB NO: 21-281 SHEET 2 OF 2
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